LOT 3
PT OR 2035/1063
BEING TRACT 3

MITCHELL DONNA J LIVING TRUST/MITCHELL DONNA J TRU
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525E-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

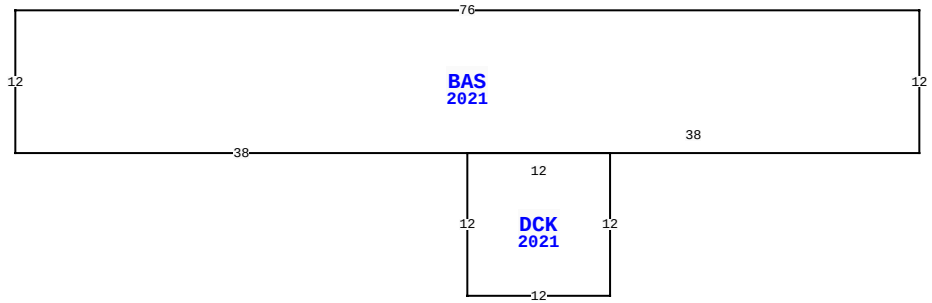
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	2021	912	13,330
DCK	144	15	2021	22	322
TOTALS	1,056			934	13,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	934	60.9000	48.72	45,504	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 912 HX Base Yr



94217 DUCK LAKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,651
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	93,651
SOH/AGL Deduction	39,968
ASSESSED VALUE	53,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,683
TOTAL JUST VALUE	93,651
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH210582	MH MOVE-ON	0	01/20/2021
B24545	XFOB	14,845	04/01/2011
4633	REPAIR/RRF	9,000	01/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2035/1063	3/17/2016	WD	U	V	11	100

GRANTOR: GORDON GLORIA & AMBER
GRANTEE: DONNA J MITCHELL LI

1615/0575	4/14/2009	QC	U	I	11	100

GRANTOR: MIZE DELORES DIANE
GRANTEE: NELSON PERRY A SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S12 E38 DCK=[YR=2021] S12 E12 N12 W12$ E38 N12$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 09/08/2022 BY DJX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS